



'22OCT13 PM 4:39 CITY CLERK

ANDRIA TUPOLA | HONOLULU CITY COUNCIL – DISTRICT 1
'Ewa Beach, Kapolei, Mā'ili, Mākaha, Makakilo, Nānākuli, Wai'anae

MEMORANDUM

DATE: OCTOBER 13, 2022

TO: GAIL UEHARA, COMMITTEE CLERK
COMMITTEE ON ZONING AND PLANNING

FROM: COUNCILMEMBER ANDRIA TUPOLA
HONOLULU CITY COUNCIL

SUBJECT: PROPOSED AMENDMENTS TO BILL 10 (2022), CD2

Attached for consideration by the Committee on Zoning and Planning are amendments to [BILL 10 \(2022\), CD1 – PROPOSED CD2 \(OCS2022-0792/10/06/2022 1:36 PM\)](#) relating to the regulation of uses throughout Chapter 21, Revised Ordinances of Honolulu 1990 (“Land Use Ordinance”).

Mahalo,

A handwritten signature in cursive script, appearing to read "A. Tupola", is written over a horizontal line.

COUNCILMEMBER ANDRIA TUPOLA
HONOLULU CITY COUNCIL – DISTRICT 1

CC: OFFICE OF THE CITY CLERK
OFFICE OF COUNCIL SERVICES

COUNCIL COM. 310
ZP

AMENDMENT FORM
BILL 10 (2022), CD1
Relating to Use Regulations

TOTAL PAGES: 03
DATE: OCTOBER 13, 2022
COUNCILMEMBER: ANDRIA TUPOLA
STAFF CONTACT: BRAEDON WILKERSON

No.	Bill SECTION	ROH Section, Exhibit, or Figure and title	Page No.	Amendment Description	Amendment Text (in Ramseyer form)	Comments or Clarification
1	3	Sec. 21-5.40-4(b)(7) Sec. 21-5.40-4 – Accessory agricultural (b) Agritourism – standards (7) Weddings and similar accessory destination events	15	Amending agritourism standards for weddings and similar accessory destination events.	(7) Weddings and similar accessory destination events [are subject to the following: (A) Events] must take place at a designated event space[; (B) No more than two events may occur each week; (C) Attendance at each event is limited to no more than 50 individuals; (D) No more than 10 parking spaces associated with the event space are allowed, due to the limited road capacity in agricultural areas and to encourage shared ride and shuttle service to events. Full-size tour buses may not be used in connection with any wedding or other destination event; and (E) Predominantly open-air physical improvements associated with destination events, such as a roofed pavilion, are allowed; provided that the total floor area must not exceed 1,000 square feet].	Eliminating event frequency, attendance, parking, transportation, and physical improvement restrictions for weddings and similar accessory destination events.
2	3	Sec. 21-5.50-3(c)(2)(D) Sec. 21-5.50-3 – Accessory residential (c) Home occupation – standards (2) Permitted Home Occupations	27	Amending permitted home occupations standards.	(2) Permitted home occupations: Permitted activities include, but are not limited to: (A) Group instruction; (B) Sale of items produced by the household members; (C) Occasional grooming or boarding of animals with no more than five animals onsite per day; and (D) <u>Commercial weddings.</u>	Amending permitted home occupations standards to include commercial weddings.

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3	3	Sec. 21-5.50-3(c)(3)(D) Sec. 21-5.50-3 – Accessory residential (c) Home occupation – standards (3) Prohibited home occupations	27	Amending prohibited home occupations standards.	(3) Prohibited home occupations: Activities that are prohibited as a home occupation use include but are not limited to: (A) Commercial automobile repair and painting; (B) Routinely providing care, treatment, or boarding of animals in exchange for money, goods or services; (C) Uses and activities that are only permitted in the industrial zoning districts; [(D) Commercial weddings; (E)](D) Contractor storage yards; [(F)](E) Mail and package handling and delivery businesses; [(G)](F) Sale of guns and ammunition; and [(H)](G) Use of dwellings or zoning lots as a headquarters for the assembly of employees for instructions or other purposes, or to be dispatched for work to other locations.	Amending prohibited home occupations standards to exclude commercial weddings.

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4	3	Sec. 21-5.60-6(c)(2)(E) Sec. 21-5.60-6 – Utility (c) Large – Standards (2) Wind Energy Generation (E)	42	Amending setback requirements for large utilities, specifically wind energy generation facilities.	(E) Large wind energy generation facilities must be set back from all property lines a minimum distance equal to the height of the facility, measured from the highest vertical extension of the facility; and a minimum distance of 1.25 miles from the property lines of any zoning lot located in the country, residential, apartment, apartment mixed use, or resort zoning districts; provided that the setback requirements in this paragraph only apply to new large wind energy generation facilities and do not apply to the repair, maintenance, or component replacement of any existing facility covered by a power purchase contract with an electric public utility during the <u>initial</u> term of the contract], including any renewal or extension thereof . Height includes the height of the tower or its vertical support structure and the farthest vertical extension of the tower.	